

**TOWN OF BIG FLATS  
PLANNING BOARD  
MEETING MINUTES**

**MARCH 1, 2016**

Town Hall  
Meeting Room  
6:30pm

---

Members Present: Lance Muir, Scott Esty, Carl Masler, Angela Piersimoni, Dave Seely, John Hunter

Members Absent: Jim Ormiston

Staff: Tim Gilbert, Brenda Belmonte

Guests: Gary M. House, Chris Kithcart

---

*Minutes*

February 2, 2016

**Motion by Seely, seconded by Esty, to approve the minutes of February 2, 2016, Discussion;  
None, Motion Carries 6-0.**

**RESOLUTION P-2016-7  
LALOR DENTAL OFFICE FINAL SITE PLAN  
1052 COUNTY ROUTE 64  
TAX PARCEL #58.03-1.11**

Resolution by: Esty  
Seconded by: Seely

**WHEREAS** this Board has received an application for site plan review on January 15, 2016; and

**WHEREAS** the Town of Big Flats Planning Board has reviewed the submitted materials in accordance with Chapter 17.32 of the Town of Big Flats Municipal Code; and

**WHEREAS** the Town of Big Flats Department of Planning has provided a staff report dated January 27, 2016 to be forwarded to the applicant as the finding of fact through the preliminary review; and

**WHEREAS** the applicant shall address the Chemung County DPW, Chemung County Sewer District, and Town of Big Flats Water Department comments included in the January 27, 2016 staff report, and

**WHEREAS** the proposed action is an Unlisted action pursuant to SEQR 6 NYCRR Part 617 and the Big Flats Planning Board declared themselves as lead agency and finds a negative declaration of significant environmental impact, and

**NOW, THEREFORE BE IT RESOLVED** the Town of Big Flats Planning Board grants Final Site Plan Approval with the condition that the applicant address the Chemung County DPW, Town of Big Flats Water Department, drainage, and parking lot salt alternatives comments included in the January 27,2016 staff report prior to any site work or building certificate of occupancy being issued.

CARRIED: AYES: Muir, Masler, Esty, Seely, Hunter, Piersimoni  
OBSTAIN:  
NAYS:

Dated: Tuesday, March 1, 2016  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats

Lance Muir  
Chairman, Planning Board

**RESOLUTION P-2016-8  
BACKYARD OUTFITTERS FINAL SITE PLAN  
1041 COUNTY ROUTE 64  
TAX PARCEL #58.03-1-12**

Resolution by: Esty  
Seconded by: Masler

**WHEREAS**, the Town of Big Flats Planning Board received an application for site plan approval on January 15, 2016 to amend the previous approval to allow outdoor display and sales of storage sheds to be located on the existing paved area on the East side of the property; and,

**WHEREAS**, the Town of Big Flats Zoning Law permits “Retail” within the Business Regional zone pending site plan approval; and

**WHEREAS**, the Town of Big Flats planning board required the applicant to meet all permitting/requirements from the Town of Big Flats Code Office, Chemung County DPW, NYS DOT, Chemung County Health Department; and

**WHEREAS**, any modifications to the existing lighting plan shall be in accordance with the town of big flats lighting requirements; and

**WHEREAS**, the planning board shall forward the project to the Chemung County Planning Board for review and comment; and,

**WHEREAS**, this board previously declared itself as lead agency and forwarded to the Chemung

County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617, and made a negative declaration;

**NOW THEREFORE BE IT RESOLVED**, the Town of Big Flats Planning Board Grants FINAL approval of the Site Plan submitted February 16, 2016.

CARRIED: AYES: Esty, Piersimoni, Muir, Masler, Seely, Hunter

**NAYS:**

Dated: Tuesday, March 1, 2016  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

Seely is concerned that deliveries could disturb traffic on County Route 64.

Gary House, applicant, stated that all deliveries would be made on the internal drive of the property, not directly from County Route 64.

Esty feels that locating the parking in front of the lot would be a safer option for customers. The board unanimously agrees; applicant states he will comply.

Gilbert emphasized to House that the site plan *cannot* be modified as per Town Code. The proposal approved at tonight's board meeting is essentially 'in stone'.

**RESOLUTION P-2016-9**  
**Maple Shade North/ Final Subdivision**  
**Tax Parcel 57.03-2-1**

Resolution by: Esty  
Seconded by: Byland

**WHEREAS**, this Board has received a completed application for subdivision review on October 1, 2012; and

**WHEREAS**, this Board, as per Town of Big Flats Code 16.08.030(D), has determined the preliminary submission to be complete; and

**WHEREAS**, this Board held a Public Hearing on Preliminary Plat, December 4, 2012; and

**WHEREAS**, the following are terms prior to endorsement of the final plat:

- A. The applicant shall submit one (1) Mylar and four (4) paper copies to Code and Planning
- B. The applicant shall file the approved subdivision plat with the Chemung County Clerk within (62) sixty-two days from the date of endorsement

- C. Failure of the applicant to file the final plat with the County Clerk within (62) sixty-two days shall cause such final approval to expire pursuant to Section 16.08.040(J) of the Town Municipal Code
- D. All documents shall be prepared at the expense of the applicant, as required by the Planning Board Rules and Regulations Governing the Subdivision of Land

**WHEREAS**, the Planning Board has considered the Short Environmental Assessment Form and as lead agency hereby declares a negative declaration, pursuant to the provisions of SEQR 6 NYCRR Part 617.20 ; and,

WHEREAS, the applicant failed to file with the Chemung County Clerk within (62) sixty-two days of the final endorsed plat requiring the planning board to re-approve this subdivision;

**NOW THEREFORE BE IT RESOLVED**, that the Planning Board of the Town of Big Flats hereby grants re-approval of the Maple Shade North subdivision

**CARRIED: AYES:** Muir, Masler, Piersimoni, Hunter, Esty, Seely  
**NAYS:** None

Dated: Tuesday, March 1, 2016  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

**RESOLUTION P-2016-10  
PREMIER LANDSCAPING CONCEPT SITE PLAN (TABLED)  
3311 CHAMBERS ROAD  
TAX PARCEL #57.04-1-3.2**

Resolution by: Esty  
Seconded by: Seely

**WHEREAS**, the Town of Big Flats Planning Board received an application for site plan approval on February 3, 2016 to allow Premier Landscaping to operate a service office and accessory contractors equipment storage area at 3311 Chambers Rd.; and,

**WHEREAS**, the Town of Big Flats Zoning Law permits “Retail” and as an accessory “Contractors Equipment Storage” within the Business Regional zone pending site plan approval; and

**WHEREAS**, the Town of Big Flats planning board required the applicant to meet all permitting/requirements from the Town of Big Flats Code Office, Chemung County DPW, NYS DOT, Chemung County Health Department; and

**WHEREAS**, the planning board felt that the site plan was incomplete and lacked details to adequately grant preliminary approval; and

**WHEREAS**, the planning board had questions for the applicant who failed to attend the meeting; and,

**WHEREAS**, this board declared itself as lead agency and forwarded to the Chemung County planning board, pursuant to the provisions of SEQR 6 NYCRR Part 617;

**NOW THEREFORE BE IT RESOLVED**, the Town of Big Flats Planning Board accepts the application as a concept, and tables the preliminary submission due to lack of information provided by the applicant to demonstrate compliance with the Big Flats Zoning Law.

CARRIED: AYES: Esty, Piersimoni, Muir, Masler, Seely, Hunter

NAYS:

Dated: Tuesday, March 1, 2016  
BIG FLATS, NEW YORK

By order of the Planning Board of the Town of Big Flats  
Lance Muir  
Chairman, Planning Board

Due to the applicant not being present to address the several concerns and conditions of the board, this proposal will be reviewed as a *Concept Plan*.

Soon after the application was submitted, with no approvals given, Code Enforcement noticed equipment and vehicles being stored at the property which raised several concerns. Gilbert suggests the applicant should submit drawings as to how he will address outside storage, landscaping, etc. He needs to demonstrate how he would comply with the requirements in 17.32.

Seely feels this type of business is not a good fit for the area. It doesn't seem feasible for someone with a trailer trying to pick up mulch on that lot.

The applicant shall be notified of the requirements and concerns discussed at tonight's meeting. The board will review the preliminary site plan at their April 5, 2016 meeting.

**Motion by Seely, seconded by Esty, to adjourn at 7:30pm, Discussion; None, Motion Carries 6-0.**

Adjourned at 7:31pm